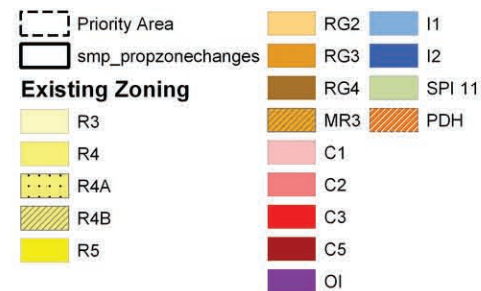
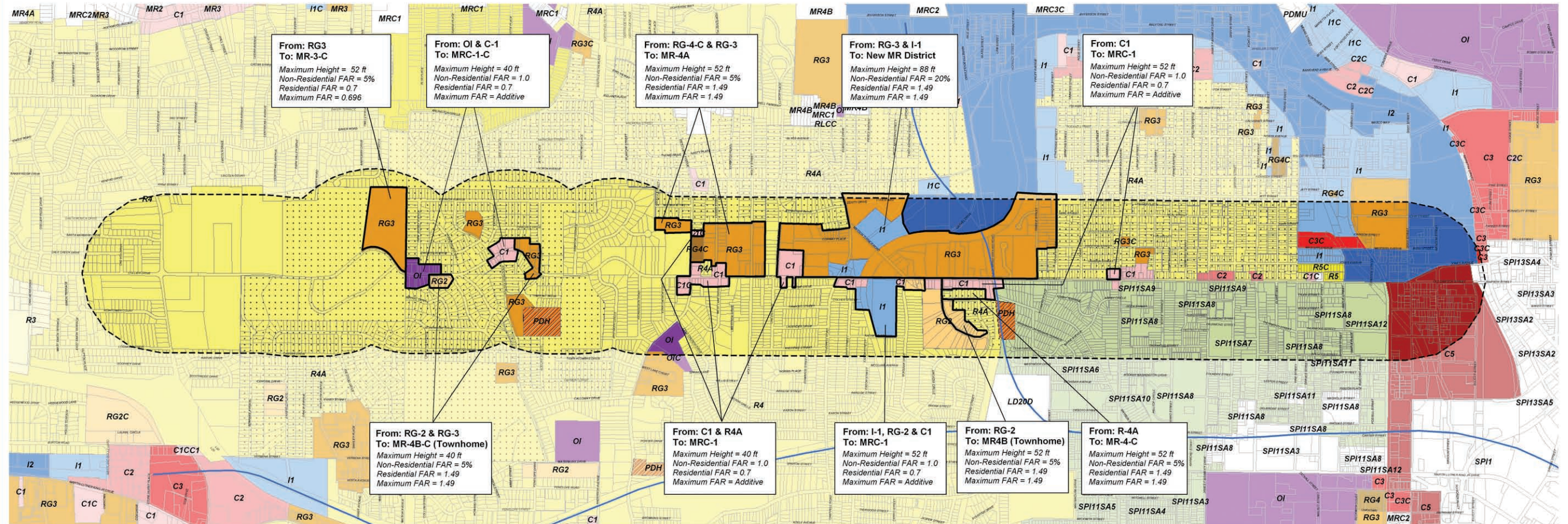




DRAFT
April 12, 2006

Simpson Rd. Redevelopment Plan Update Proposed Zoning Changes

Strengthening Neighborhoods Street by Street



New MR District

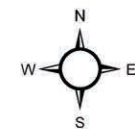
A New MR district should be created for portions of Simpson Road, as well as potentially other parts of the city. It should be primarily low-to-mid-rise residential (up to 85 feet in height), with a maximum residential FAR of 3.196.

Non-residential uses should be restricted to 20% of residential floor area and restricted to the first floor. These uses should also be restricted in size to neighborhood-serving businesses. Certain non-residential uses, such as truck stops, automobile service stations, funeral homes, car washes, and similar uses should be prohibited.

Transitional Height Plane Adjacent to "R" Districts

All proposed MR and MRC districts will be subject to the Transitional Height Plane requirements adjacent to R (single-family) zoning districts.

This will ensure a set-down in building scale and prevent the blockage of light onto single-family homes.



SIMPSON ROAD REDEVELOPMENT PLAN UPDATE

Caram & Associates
in conjunction with
Grice & Associates Marketek Tunnell Spangler Walsh

